

**WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC HEARING**

April 28, 2008

The Wethersfield Zoning Board of Appeals held a public hearing on April 28, 2008 at 7:00 PM in the Police Department Community Room, 250 Silas Deane Highway, Wethersfield, Connecticut.

PRESENT: Morris R. Borea, Chairman
Thomas J. Vaughan, Jr., Vice Chairman
Bruce T. Bockstael
Matthias DeAngelo
Daniel M. Logan, Alternate

ABSENT: George McKee
Frank Dellaripa, Alternate
Shelia Hennessey, Alternate

Also Present: Brian O'Connor, Chief Building Official

Chairman Borea opened the meeting at 7:00PM. Before the meeting started, the public was welcomed to speak regarding anything except specific cases in the past or on the night's agenda. There was no one present who wished to speak.

APPLICATION NO. 5998-08 Jeff Blumberg seeking a variance to install an A/C unit into the required side yard setback at 257 Hang Dog Lane, north side, AA OS Residence Zone (§3.7).

Rodney Ragucci with Jeff Blumberg, 257 Hang Dog Lane, Wethersfield, CT appeared before the Board seeking a variance to install an A/C unit into the required side yard setback. Mr. Ragucci stated that there is really no other place to put the unit. He stated that this unit would be opposite the garage side, hidden by some bushes and cannot be seen from the road; adding that the unit is under 70 decibels. He showed the Board pictures of the proposed location of the unit.

Chairman Borea questioned how much of a variance is needed. Mr. O'Connor stated that a 3 ½' variance is needed.

Commissioner Bockstael questioned if he spoke with any of his neighbors regarding this variance. Mr. Blumberg stated that a few neighbors did come by and questioned what the zoning hearing sign was regarding; he informed them that it was about the A/C unit. He stated that none of these neighbors seemed opposed to it.

Chairman Borea asked if the variance is for the pad or the unit. Mr. O'Connor stated that this variance is considered a structure in a side yard.

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There were no further questions or comments from the Board.

There was no one in the audience who wished to speak in favor of or in opposition to this application.

APPLICATION NO. 5999-08 Sylvia H. Gaston seeking a variance to continue the maintenance of an existing freestanding sign larger than permitted (renewal) at 1321 Silas Deane Highway, west side, Planned Development Business Zone (§6.3.F.4).

Sylvia Gaston, 65 Brookhaven Drive, Glastonbury, CT appeared before the Board seeking the continued use of a freestanding sign at 1321 Silas Deane Highway. Ms. Gaston stated that this building sits sideways on the lot facing north. She stated that without the sign no one driving north on the Silas Deane Highway would know that these businesses were there. She stated that these signs have been there for 20 years and, if possible, she would like to request to make this a permanent variance.

Mr. O'Connor informed the Board that these signs have been up since 1987. He stated that at the time that this variance was originally granted, it was granted with several stipulations regarding color, frontage, etc. with a renewal of every 5 years. He stated that with the new zoning regulations the only variance now needed is a 4' variance.

Chairman Borea confirmed that the previous 11' variance is now reduced to a 4' variance. Mr. O'Connor stated that this is correct.

Commissioner DeAngelo questioned what businesses occupy this space. Ms. Gaston stated that Suburban Homes, True Value, YMCA and now a new tenant, IAP Systems now occupy the space. She stated that Absolute Realty has left and the sign will be coming down to be replaced by an IAP Systems sign.

Chairman Borea confirmed that the hardship for this application is that the buildings are facing north. Ms. Gaston stated that this was correct; the traffic going north on the Silas Deane Highway would not know that these businesses were there without this sign.

There were no further questions or comments from the Board.

There was no one in the audience who wished to speak in favor of or in opposition to this application.

WETHERSFIELD ZONING BOARD OF APPEALS
Chairman Borea

Commissioner Bockstael

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Also Present: Brian O'Connor, Chief Building Official

DECISIONS FROM PUBLIC HEARING

APPLICATION NO. 5998-08 Jeff Blumberg seeking a variance to install an A/C unit into the required side yard setback at 257 Hang Dog Lane, north side, AA OS Residence Zone (§3.7).

Upon motion made by Commissioner Bockstael seconded by Commissioner DeAngelo and a poll of the Board it was unanimously voted that the above application **BE APPROVED** as presented.

APPLICATION NO. 5999-08 Sylvia H. Gaston seeking a variance to continue the maintenance of an existing freestanding sign larger than permitted (renewal) at 1321 Silas Deane Highway, west side, Planned Development Business Zone (§6.3.F.4).

Upon motion made by Chairman Borea seconded by Vice Chairman Vaughan, Jr. and a poll of the Board it was voted by a vote of 4-0 with Commissioner Bockstael abstained that the above application **BE APPROVED** with the following stipulations:

1. for a 4' variance under current regulations.
 2. for a period of 10 years.
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APPROVAL OF MINUTES

Upon motion made by Commissioner Bockstael and seconded by Chairman Borea and a poll of the Board it was unanimously voted that the minutes of March 24, 2008 **BE APPROVED** with the noted change.

DISCUSSION

Commissioner Bockstael stated that he is on a few different Boards and they start their meetings earlier and questioned if this Board would prefer to start at an earlier time. It was discussed and agreed that the meeting time should remain at 7:00 PM.

Mr. O'Connor stated that if the Board prefers they can hear an applicant and then go into the public meeting and vote on that applicant before hearing the next applicant. He stated that a few other Boards handle their meetings in this manner. It was discussed and agreed that they prefer to conduct the meetings as they have been doing.

Commissioner DeAngelo stated that he went to the zoning dinner last month at which time Chairman Borea received recognition of 12 years of service. He stated that he has Chairman Borea's certificate which he will bring to the next meeting and congratulated him on many years of service.

ADJOURNMENT

The meeting was adjourned at 7:35 PM.

**WETHERSFIELD ZONING BOARD OF APPEALS
CHAIRMAN BOREA**

Commissioner Bockstael, Clerk

I hereby certify that the above is a true copy of the minutes of the Zoning Board of Appeals on

Commissioner Bockstael, Clerk